

**PUBLIC NOTICE**

**CITY OF PROVIDENCE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903-3902**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, May 10, 2010, at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**PROVIDENCE PUBLIC BUILDING AUTHORITY, OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 145 Beaufort Street (corner Mount Pleasant Ave. at Roanoke St.) Lot 508 on the Tax Assessor's Plat 64 located in a PS Public Space Zone; to be relieved from Section 304 in the proposed installation of 3 telecommunications antennas with related equipment attached to the roof of the existing school (known as the George J. West Elementary School), which sits at the height of 51 feet above grade (measured from the building's average grade to the rooftop). The proposed antennas would be installed at a topmost height of 61.3 feet above ground level on the roof (and not to exceed the height of the tallest rooftop structure, which is 67 feet above ground level, and related equipment would not exceed the height of**

the existing rooftop penthouse of approximately 58.5 feet above grade. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 for the proposed installation within the PS district, and a dimensional variance from the height restriction, which is 30 feet. The lot in question contains approximately 97,172 square feet of land area.

COLONIAL HOUSE ASSOCIATES, LP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 250 Niagara Street (at Cadillac Dr.) Lot 198 on the Tax Assessor's Plat 60 located in a Residential RG General Residence Zone; to be relieved from Sections 304 and 412 in the proposed installation of 6 telecommunications antennas (3 dish style & 3 panel) with related equipment attached to the roof of the existing apartment building. The existing building sits at the height of 83 feet above grade (measured from the building's average grade to the rooftop). One panel antenna would be attached to the penthouse at a centerline height of 95 feet extending to 96 feet 9 inches; 2 panel antennas would be mounted on ballast mounts set on the main roof at a centerline height of 90 feet extending to a total height of 91 feet 9 inches; the following 3 backhaul dish antennas would all be mounted to the penthouse (extending above it) at the 101 foot centerline mark; one dish antenna would extend to a total height of 102 feet 3 inches; and 2 dish antennas would be attached at 102 feet. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 for the proposed installation within the RG district, and a dimensional variance from the height restriction, which is 30 feet at

**Section 304 and 40 feet at Section 412. The lot in question contains approximately 81,021 square feet of land area.**

**PETER B. FEELEY: 53 Armington Avenue, Lot 466 on the Tax Assessor's Plat 64 located in a Residential R-2 Two Family Zone; to be relieved from Section 303-use code 13 in the proposed increase in the number of dwelling units from 2 to 3 units within the existing building. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses; whereby, R-2 regulations restrict the number of dwelling units to 2 only. The lot in question contains approximately contains approximately 11,470 square feet of land area.**

**RAMON A. JIMENEZ & THELMA R. JIMENEZ: 726 Admiral Street, Lot 117 on the Tax Assessor's Plat 118 located in a Residential R-3 Three-Family Zone. The applicants propose to provide home daycare in the basement of the residential unit located within the westerly portion of the existing two-family structure. Relief is being sought from Section 304 to construct an 11'8" x 4'11" exit stairway (exterior dimensions) from the basement at the westerly side yard requiring relief from regulations governing side yard setback, and Section 416.2 relating to the eaves of said addition extending into said side yard, and further relief from the paving restriction; whereby, Section 704.2(A) restricts front yard paving to 33 percent and the applicant proposes to pave approximately 90 per cent of the front yard. The lot**

**in question contains approximately 5,022 square feet of land area.**

**LEOPOLDO MENDOZA: 319 Amherst Street (corner Manton Ave. & Erastus St.) Lot 5 on the Tax Assessor's Plat 63 located in a C-1 Limited Commercial Zone; to be relieved from Section 703.2 in the proposed inclusion of seating within the existing restaurant. No change is proposed for the existing 2 dwelling units. The proposed seating requires 8 parking spaces; however, as per Section 205.1 the existing commercial use has non-conforming status for parking; therefore, there is a shortfall of 4 parking spaces for the proposed seating. The lot in question contains approximately 3,288 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MAY 10, 2010.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MAYO 10, 2010.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN**

**ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY (401) 421-7740 EXT 376  
YEAR 2010**

**YEAR 2010**

**SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY  
HALL**

**25 DORRANCE STREET**

## **PROVIDENCE, RHODE ISLAND**

**Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.**

**Monday, February 22, 2010 at 5:30 P.M.**

**Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.**

**Monday, April 26, 2010 at 5:30 P.M.**

**Monday, May 10, 2010 at 5:30 P.M.**

**Monday, June 28, 2010 at 5:30 P.M.**

**Monday, July 26, 2010 at 5:30 P.M.**

**Monday, August 23, 2010 at 5:30 P.M.**

**Monday, September 27, 2010 at 5:30 P.M.**

**Monday, October 25, 2010 at 5:30 P.M.**

**Monday, November 22, 2010 at 5:30 P.M.**

**Monday, December 27, 2010 at 5:30 P.M.**

**Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**

**Peter D. Carnevale**

**Secretary**

**(401) 421-7740, ext. 376**